

IN RE: PETITION FOR VARIANCE
E/S International Circle, 774' NW of
McCormick Road
(218 International Circle)
8th Election District
3rd Council District

Highpoint Business Trust, by
Highpoint Associates, LLC - Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-213-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of an amended Petition for Variance filed by the owners of the subject property, Highpoint Business Trust, through Highpoint Associates, LLC, Trustee, by John B. Colvin, Vice President. The Petitioners seek relief from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.), 1970), to permit a distance of as close as 20 feet between facing windows of units in lieu of the minimum required 40 feet. In addition, the Petitioners request relief from Section 200.3.C.1 of the B.C.Z.R. to permit a lot line setback of 40 feet in lieu of the minimum required 45 feet. The subject property and requested relief are more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held for this case were John B. Colvin, Vice President of Highpoint Associates, LLC, Trustee/Property Owner; Mitch Kellman, on behalf of Daft-McCune-Walker, Inc., the consultants who prepared the site plan for this property; and Deborah C. Dopkin, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property is an irregular shaped parcel located on the east side of International Circle, just west of Hunt Valley Mall, not far from McCormick Road and the Shawan Road/I-83 interchange. The property contains a gross area of 18.38 acres, more or less, split zoned D.R.16 (5.42 acres), and RAE-1 (12.96 acres). The area at large contains diverse uses and properties. To the north

ORDER RECEIVED FOR FILING

Date 1/23/02

By [Signature]

and west are the Hayfields Country Club, large, rural residential lots and farms, and the agricultural/rural communities of northern Baltimore County. Immediately to the south and east is the Hunt Valley Mall and Industrial Park, a major employment center in Baltimore County. Immediately north and adjacent to the subject property is a parcel owned by the Grand Lodge of Ancient Free and Accepted Masons of Maryland. That organization originally owned a large tract of land in the area that included the subject property. The subject property was ultimately acquired by the Petitioners and is now proposed for residential development.

Testimony and evidence presented was persuasive to a finding that the property is quite unique. In addition to its unusual configuration, it contains steep slopes, which limit potential areas of development. Additionally, pursuant to the deed of acquisition of the property from the Masons, a portion of the area is designated as a "no building" zone.

As noted above, the property is zoned D.R.16 and RAE-1 (high intensity/residential). Under these zoning classifications, the property could be developed with 605 density units; however, only 391.5 are proposed. These include 68 townhouse units and an apartment unit complex which will contain the remaining 323.5 residential units. The layout of the townhouse units and apartments is more particularly shown on the site plan. It is also to be noted that all of the available units, including the townhouses, are proposed as rental housing. It was indicated that the project was designed to provide a diverse element of housing in this area of Baltimore County, particularly to preserve the Hunt Valley Industrial Park and employment opportunities therein.

Two zoning variances are requested. The first is to allow a distance of as little as 20 feet between facing windows of units in lieu of the minimum 40 feet required. This generally relates to the townhouses, and the specific units are noted on the plan. In this regard, the project does comply with the present zoning regulations as it relates to distances between units; however, the subdivision plan for this development was originally approved by the Joint Subdivision Planning Committee (JSPC) in 1980. At that time, the JSPC was the body established under the then development regulations to approve development projects. In that the project was approved under the JSPC process, the then regulations as to setbacks are controlling. It is to be noted that the property was rezoned to its present

ORDER RECEIVED FOR FILING
Date 1/23/12
By TOP

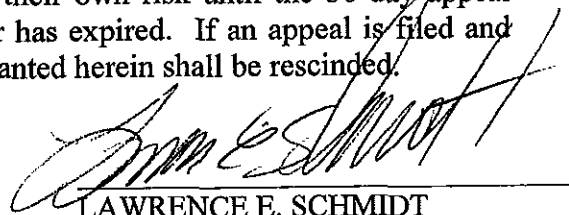
zoning classification as part of the 2000 Comprehensive Zoning Cycle. The second variance seeks relief to permit a 40-foot lot line setback in lieu of the minimum required 45 feet. This variance is necessitated by the unusual shape of the property and is needed for one of the apartment buildings. Specifically, the building is located along the southern tract boundary, near an area of steep slopes and a proposed retaining wall.

Based upon the testimony and evidence presented, I am persuaded to grant the requested variances. I find that the property is unique, in view of its "no build" area, topography, and shape. This uniqueness drives the need for the variances in that development must occur within the limited area. It is again to be noted that the project is significantly less dense than permitted under the zoning classification (i.e., 605 units allowed, 391.5 proposed). Additionally, I find that the Petitioners would suffer a practical difficulty if relief were denied. Finally, given the character of the surrounding uses, it is clear that the grant of the relief will not cause detrimental impacts to adjacent properties. Thus, the relief requested complies with the requirements of Section 307.1 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

23rd THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of January, 2002 that the Petition for Variance seeking relief from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.), 1970), to permit a distance of as close as 20 feet between facing windows of units in lieu of the minimum required 40 feet, and from Section 200.3.C.1 of the B.C.Z.R. to permit a lot line setback of 40 feet in lieu of the minimum required 45 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/23/12
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 23, 2002

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S International Circle, 774' NW of the c/l McCormick Road
(218 International Circle)
8th Election District – 3rd Council District
Highpoint Business Trust, by Highpoint Assoc., LLC - Petitioners
Case No. 02-213-A

Dear Mr. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John B. Colvin, Vice President,
Highpoint Assoc., LLC, 124 Slade Avenue, Baltimore, Md. 21208
People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 1/23/02
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 218 International Circle

which is presently zoned DR 16 & RAE 1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2.b (V.B.6.c., CMDP, 1970)

to permit as close as 20 ft. between facing windows of units in lieu of the minimum of 40ft.; and Section 200.3.C.1 to permit a 40 ft. lot line setback in lieu of the minimum 45 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, Suite 920 (410) 494-8080

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s): Highpointe Business Trust
By: Highpointe Associates LLC, Trustee

Name - Type or Print

By: *John B. Colvin*

Signature

John B. Colvin, Vice President

Name - Type or Print

Signature

124 Slade Avenue (410) 486-1234

Address Telephone No.

Baltimore, Maryland 21208

City State Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire

Name

409 Washington Avenue, #920 (410) 494-8080

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTM Date 11-20-01

ORDER RECEIVED FOR FILING

Date

By

REV 9/15/98

Case No. 02-213

Description

Petition for Zoning Variance

17.63 Acre Parcel

East Side of International Circle

Northwest Side of McCormick Road Extension

Eighth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a point on the east side of International Circle (70 feet wide) at the end of the second of the two following courses and distances measured from the intersection of the centerline of International Drive (70 feet wide) with the centerline of International Circle (1) Northwesterly along the centerline of International Circle, 774 feet, more or less, and thence (2) Northeasterly 35 feet, more or less to the point of beginning, thence binding on the easternmost side of International Circle, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the three following courses and distances, viz: (1) Northwesterly by a line curving to the right having a radius of 415.00 feet for a distance of 65.02 feet (the arc of said curve being subtended by a chord bearing North 31 degrees 03 minutes 33 seconds West 64.95 feet) to a point of tangency, thence (2) North 26 degrees 34 minutes 00 seconds West 473.87 feet to a point of curvature, and thence (3) Northwesterly by a line curving to the right having a radius of 715.00 feet for a distance of 98.42 feet (the arc of said curve being subtended by a chord bearing North 22 degrees 37 minutes 24 seconds West 98.31 feet) thence running for the three following courses and distances, viz: (4) North 83 degrees 47 minutes 53 seconds East 1120.34 feet, thence (5) North 66 degrees 17 minutes 33 seconds East 797.17 feet, and thence (6)

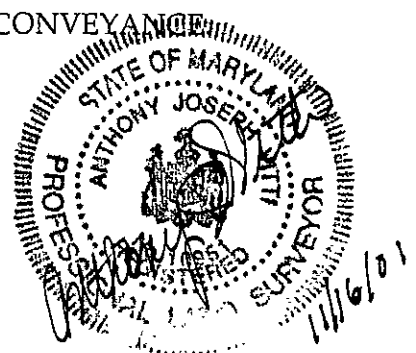
213

Southwesterly by a line curving to the left having a radius of 1200.00 feet for a distance of 340.50 feet (the arc of said curve being subtended by a chord bearing South 29 degrees 36 minutes 22 seconds West 339.36 feet) to a point of compound curvature on the northwest side of McCormick Road Extension (variable width), thence binding thereon the four following courses and distances, viz: (7) Southwesterly by a line curving to the left having a radius of 585.00 feet for a distance of 179.58 feet (the arc of said curve being subtended by a chord bearing South 38 degrees 05 minutes 31 seconds West 178.88 feet) to a point of tangency, thence (8) South 29 degrees 17 minutes 51 seconds West 30.00 feet to a point of curvature, thence (9) Southwesterly by a line curving to the left having a radius of 585.00 feet for a distance of 234.88 feet (the arc of said curve being subtended by a chord bearing South 17 degrees 47 minutes 43 seconds West 233.30 feet) to a point of tangency, and thence (10) South 06 degrees 17 minutes 36 seconds West 12.37 feet, thence leaving said road and running for the five following courses and distances, viz: (11) South 85 degrees 48 minutes 54 seconds West 141.73 feet, thence (12) South 71 degrees 31 minutes 04 seconds West 360.00 feet, thence (13) South 81 degrees 17 minutes 21 seconds West 470.19 feet, thence (14) South 68 degrees 21 minutes 02 seconds West 166.04 feet, and thence (15) South 57 degrees 54 minutes 39 seconds West 110.00 feet to the point of beginning; containing 17.63 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE

November 16, 2001

Project No. 87081.Z (L87081.Z)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 08107

DATE 11/20/01 ACCOUNT 12001 006 6 150

AMOUNT \$ 750.00

RECEIVED FROM: DEBORAH DOPKILL

OR: 52-213-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
11/21/2001	11/20/2001	11:43:02
REG MS01	CASHIER JRIC JAR	DRAMER 1
>>RECEIPT # 072493		OFLN
Dept 5 528 ZONING VERIFICATION		
CP NO. 008107		
Recpt Tot		250.00
250.00	CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

ACCOUNT NO.

PHONE NUMBER

LEGAL ADVERTISING

CD. 48080

4104948080

INVOICE NO. CS13203



10750 Little Patuxent Parkway
Columbia, MD 21044
Advertising 410-337-2425 (Ext. 3418) or (Ext. 3425)
Billing 410-730-3990 (Ext. 1217)
TIN/EIN 52-2064223

- Columbia Flier
- Howard County Times
- Laurel Leader
- Anne Arundel
- Gazette
- Arbutus Times
- Catonsville Times
- Owings Mills Times
- Towson Times
- Northeast Booster
- Northeast Reporter
- Baltimore Messenger
- Jeffersonian
- North County News

DEBORAH C. DOPKIN ESQ.
SUITE 920
409 WASHINGTON AVENUE
TOWSON MD 21204

12-113-A Calvin

INVOICE DATE 1/2/2002

PAYMENT DUE UPON RECEIPT OF INVOICE

DATE	DESCRIPTION	LINES	TIMES	TOTAL LINES	RATE	AMOUNT
START	STOP					
6/1/2001	1/1/2002	69	1	69		65.55
SKIP INSERTIONS						
NOTICE OF ZONING HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a p						
PUBLICATIONS		ADJUSTMENTS				
P.C. NO. JT 1/632		PROOF CHANGES				
		PREPAID AMOUNT				
ORIGINAL		TOTAL AMOUNT DUE				65.55

This invoice has been printed with environmentally safe ink.

NOTICE OF ZONING

HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-213-A
218 International Circle
E/S International Circle NW
774' thence NE 35' from
centerline International Drive,
8th Election District
3rd Councilmanic District
Legal Owner(s): John B.
Colvin, VP

Variance: to permit as
close as 20 feet between
facing windows of units in
lieu of the minimum 40 feet;
also to permit a 40 foot
property line setback in lieu
of the minimum 45 feet.

Hearing: Friday, January
11, 2002 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/1/632 Jan. 1 C513203

CERTIFICATE OF PUBLICATION

1/3/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 1/1/, 2002

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

213-A JA

KELLMAN
296-4706

RE Case No

01-213-A

Petitioner/Developer

COLVIN, ETAL

% DMW - MITCH

Date of Hearing/Closing

1/11/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms. Gwendolyn Stephens **GEORGE ZAHNER**

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at **#218 INTERNATIONAL CIR.**

The sign(s) were posted on

12/24/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/5/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

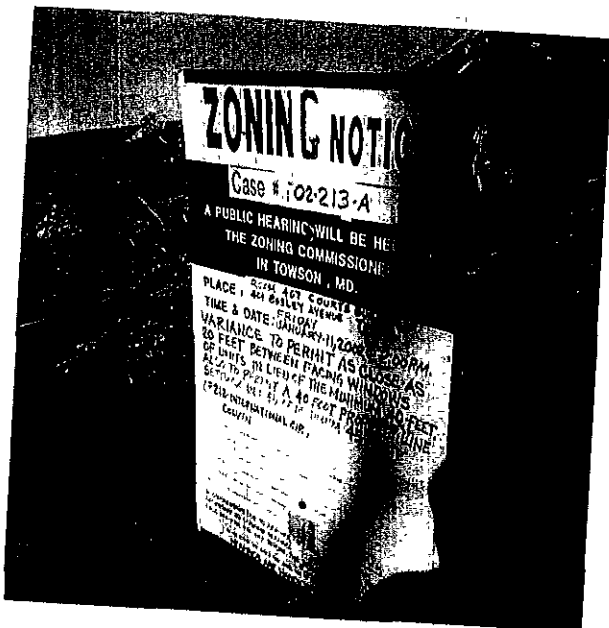
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ATM brand fax transmittal memo 7671		# of pages ▶ 1
To	From	
BETTY DE ROBIN	O'KEEFE	
Co. ZONING (PH)	Co.	666-5366
Dept.	Phone #	410-4621
Fax #	Fax #	887-3468



01-213-A
#218-INTERNATIONAL CIR,
COLVIN (KELLMAN) 1/11/02

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-213A

Petitioner: HIGHPOINTE BUSINESS TRUST

Address or Location: 218 INTERNATIONAL CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Deborah C. Dopkin

Address: 409 WASHINGTON AVE ST 920
TOWSON MD 21204

Telephone Number: 410 494 8080

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 24, 2001 Issue – Jeffersonian

Please forward billing to:
Deborah C Dopkin
409 Washington Avenue
Suite 920
Towson MD 21204

410 494-8080

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-213-A

218 International Circle

E/S International Circle NW 774' thence NE 35' from centerline International Drive

8th Election District – 3rd Councilmanic District

Legal Owner: John B Colvin, VP

Variance to permit as close as 20 feet between facing windows of units in lieu of the minimum 40 feet; also to permit a 40 foot property line setback in lieu of the minimum 45 feet.

HEARING: Friday, January 11, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 21, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-213-A

218 International Circle

E/S International Circle NW 774' thence NE 35' from centerline International Drive

8th Election District – 3rd Councilmanic District

Legal Owner: John B Colvin, VP

Variance to permit as close as 20 feet between facing windows of units in lieu of the minimum 40 feet; also to permit a 40 foot property line setback in lieu of the minimum 45 feet.

HEARING: Friday, January 11, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Deborah C Dopkin Esquire, 409 Washington Avenue, Ste 920, Towson 21204
John B Colvin, VP, Highpointe Business Trust, 124 Slade Avenue, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 24, 2001**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 8, 2002

Deborah C Dopkin Esquire
409 Washington Avenue, Suite 920
Towson MD 21204

Dear Ms. Dopkin:

RE: Case Number: 02-213-A, 218 International Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G02
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: John B Colvin, Highpointe Business Trust, 124 Slade Avenue, Baltimore 21208
People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** January 11, 2002
Department of Permits & Development Mgmt.

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 206,
208, 209, 210, 211, 212, 213, 215, 216,
217, 218, 219, and 220


The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 208,
209, 210, 211, 212, 213, 215, 216, 217,
218, 219, and 220
REVISED January 23, 2002
(Item No. 206 has been removed from
the above items and has been updated.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 3, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

Drawings were not delivered to this office.

205, ~~215~~, 219, and 220

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

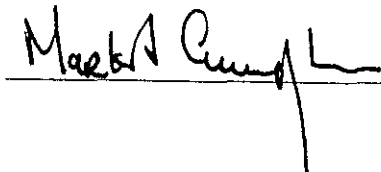
DATE: December 26, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

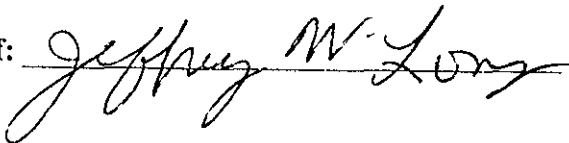
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-206, ~~02-213~~ 02-215 & 02-220

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480

Prepared by:

_____

Section Chief:

_____

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.31.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED] LTM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
218 International Circle, E/S International Cir,
NW 774' thence NE 35' from c/l International Cir.
8th Election District, 3rd Councilmanic

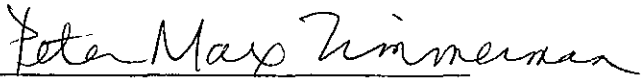
Legal Owner: Highpointe Business Trust,
by Highpointe Associates LLC, Trustee
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-213-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

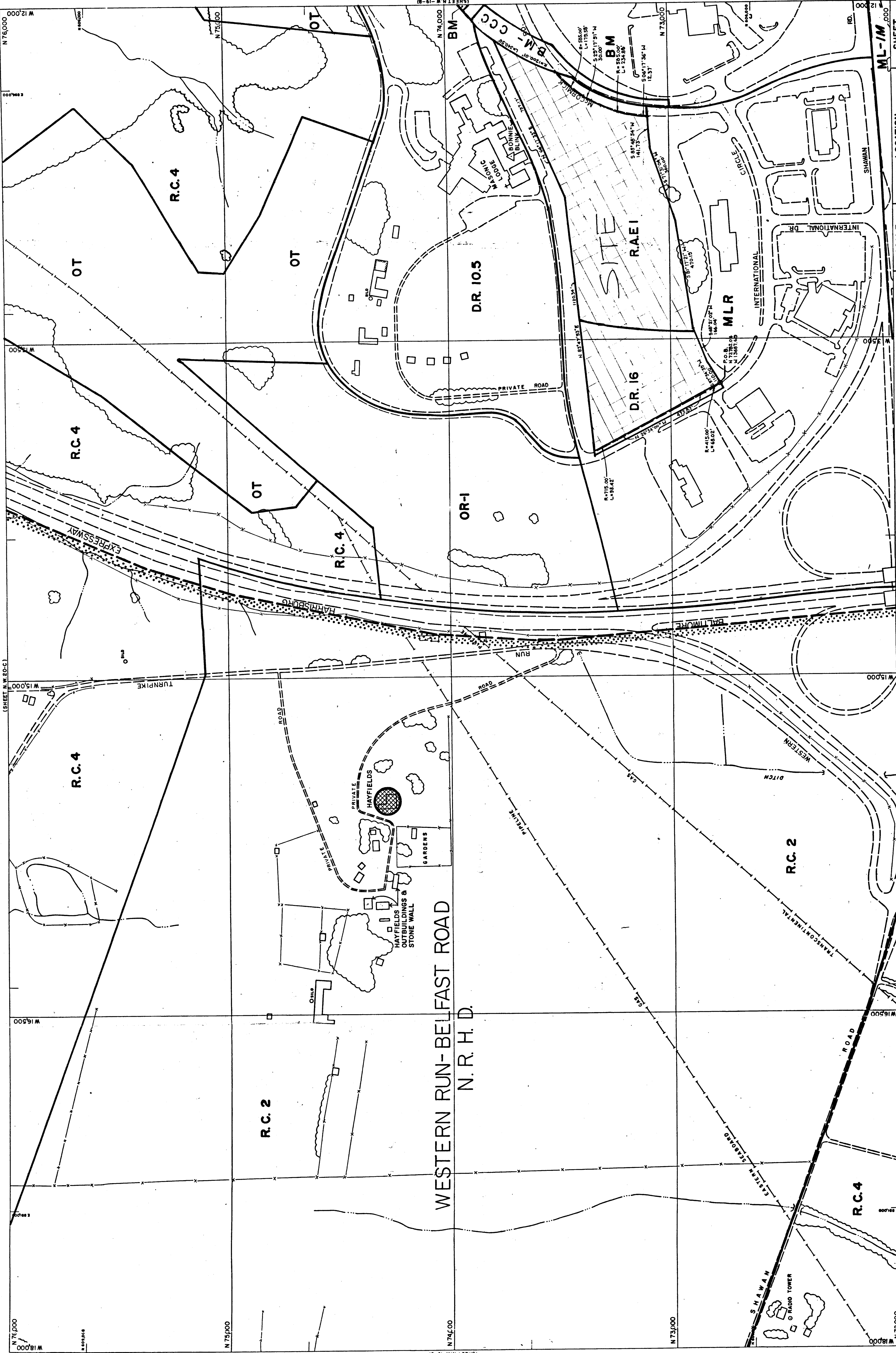
NAME

ADDRESS

John B. Quinn
Deborah Dopkin
M. Kellman

124 Slade Ave. 21208
409 WASHINGTON AVE 21204
200 E. PENNSYLVANIA AVE 21286





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

James R. Bailey
Chairman, County Council

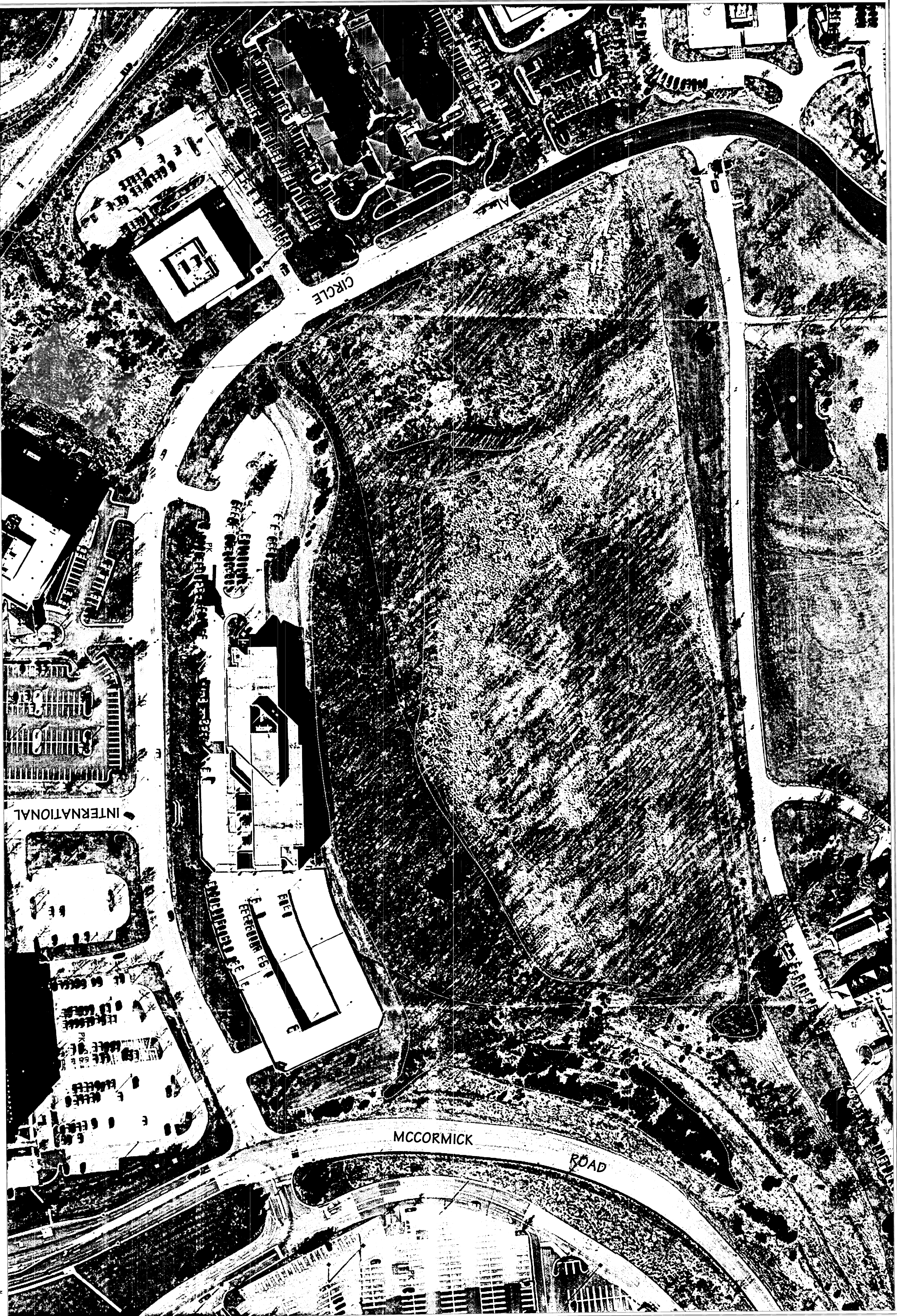
SCALE
1" = 200' ±
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
COCKEYSVILLE

SHEET
N.W.
19-C

V-NW V-NE #213

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



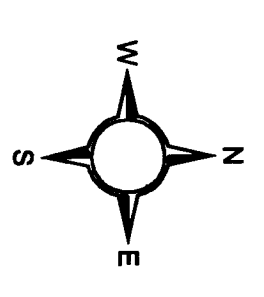
MCCORMICK
ROAD

CIRCLE

INTERNATIONAL

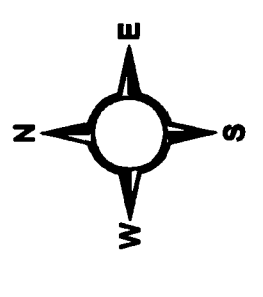
50 0 50 100 150 Feet

DATA SOURCE:
Baltimore County, OT/GIS
Horizontal Datum: NAD 83/91
Vertical Datum: NAVD 88
Date of Capture: March 1995

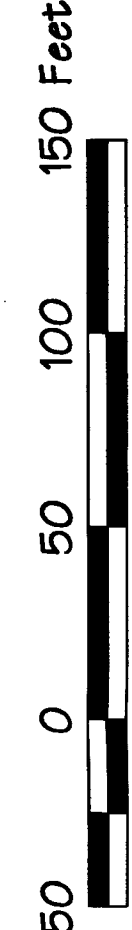


87081.Z Highpointe Center

Base Plan - Planimetrics



DATA SOURCE:
Baltimore County DTG/IS
Horizontal Datum: NAD 83/91
Vertical Datum: NAVD 89
Date of Capture: March 1995



87081.Z Highpointe Center
Base Plan - Planimetrics